

# Memorandum

MIAMI-DADE  
COUNTY

**Date:** July 24, 2007

**To:** Honorable Chairman Bruno A. Barreiro and Members,  
Board of County Commissioners

Agenda Item No. 5(T)

**From:** George M. Burgess  
County Manager

**Subject:** Class IV Permit Application by Turnpike Home, LLC, to Impact 16.00 Acres of Wetlands to Construct Single Family Homes

Attached, please find for your consideration an application by Turnpike Home, LLC, for a Class IV Permit. Also, attached is the recommendation of the Director of the Department of Environmental Resources Management and a Resolution seeking the Board's approval of the aforesaid Class IV Permit.

  
Assistant County Manager

# Memorandum



**Date:** July 24, 2007

**To:** George M. Burgess  
County Manager

**From:** Carlos Espinosa, P.E., Director  
Environmental Resources Management

**Subject:** Class IV Permit Application by Turnpike Home, LLC, to Impact 16.00 Acres of Wetlands to Construct Single Family Homes

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## **Recommendation**

I have reviewed the application for a Class IV Permit by Turnpike Home, LLC. Based upon the applicable evaluation factors set forth in Section 24-48.3 of the Code of Miami-Dade County, I recommend that the Board of County Commissioners approve the issuance of a Class IV Permit for the reasons set forth below.

## **Scope**

The subject property is located between SW 157<sup>th</sup> and SW 159<sup>th</sup> Avenues and SW 317<sup>th</sup> and SW 320<sup>th</sup> Streets, which is within County Commission District 9.

## **Fiscal Impact/Funding Source**

Not applicable.

## **Track Record/Monitor**

Not applicable.

## **Background**

The subject Class IV Permit application involves the proposed excavation of 2.57 acres of wetlands and the dredging and filling of 13.43 acres of wetlands to construct single family homes. The subject property is located northwest of the intersection of SW 320<sup>th</sup> Street and SW 157<sup>th</sup> Avenue in Section 17, Township 57 South, Range 39 East, Miami-Dade County Florida. The proposed project site is within the Urban Development Boundary and is bounded by the Turnpike to the northwest and residential developments to the east and south.

The subject site is a long-standing agricultural operation with row crops planted within highly degraded wetlands. Compensatory mitigation for the ecological impacts related to the removal of wetland plant communities will be accomplished by purchasing 2.13 herbaceous wetland mitigation credits in the Everglades Mitigation Bank, owned and managed by Florida Power & Light Company. The Everglades Mitigation Bank Wetland Restoration and Enhancement Project has enhanced wetlands in the South Dade Wetland Basin by removing exotic vegetation, replanting with native species, restoring filled areas to natural wetland grade, and implementing a fire management program. The mitigation funds will be paid prior to the issuance of the Class IV Permit.

2

The proposed project has been designed in accordance with all relevant Miami-Dade County Class IV Permit criteria and is consistent with all other Miami-Dade County wetland protection provisions. Please find attached a Project Report from the Department of Environmental Resources Management (DERM) Wetland Resources Section, which sets forth in more detail the reasons this project is recommended for approval by DERM pursuant to the applicable evaluation factors set forth in Section 24-48.3 of the Code of Miami-Dade County, Florida. The conditions, limitations, and restrictions set forth in the Project Report attached hereto are incorporated herein by reference hereto.

**Attachments**

Attachment A:	Class IV Permit Application Affidavit of Ownership Site Plans Affidavit of Limited Liability Corporation
Attachment B:	Applicants/Agents Letter Engineer's Certification Letter
Attachment C:	Zoning Approval Letter DERM Water Control's Cut & Fill Approval Mitigation Acceptance Letter
Attachment D:	Adjacent Property Owner's List
Attachment E:	Project Report

NOTICE OF PUBLIC HEARING ON AN APPLICATION BY  
TURNPIKE HOME, LLC, FOR A CLASS IV PERMIT TO  
IMPACT 16.00 ACRES OF WETLANDS TO CONSTRUCT  
SINGLE FAMILY HOMES NORTHWEST OF THE  
INTERSECTION OF SW 320<sup>TH</sup> STREET AND SW 157<sup>TH</sup>  
AVENUE IN SECTION 17, TOWNSHIP 57 SOUTH, RANGE  
39 EAST, MIAMI-DADE COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS  
MIAMI-DADE COUNTY, FLORIDA

NOTICE IS HEREBY GIVEN pursuant to Article IV, Division 1 of Chapter 24 of the  
Code of Miami-Dade County that the Board of County Commissioners of Miami-  
Dade County will hold and conduct a Public Hearing on a request by Turnpike Home,  
LLC, for a Class IV Permit to impact 16.00 acres of wetlands to construct single  
family homes. Such Public Hearing will be held on the 24th day of July 2007, at 9:30  
am, at the County Commission Chambers on the 2nd Floor of the Stephen P. Clark  
Center in Miami, Florida.

Plans and details concerning the work requested in the application may be reviewed  
by interested persons at the office of the Miami-Dade County Department of  
Environmental Resources Management, 701 NW 1<sup>st</sup> Court, Suite 400, Miami, Florida,  
33136-3912.

Oral statements will be heard and appropriate records made. For accuracy of records all important facts and arguments should be prepared in writing in triplicate, with two copies being submitted to the Deputy Clerk of the County Commission at the hearing or mailed to her beforehand (Kay Sullivan, Deputy Clerk), 111 N.W. 1st Street, Stephen P. Clark Center, Suite 17-202, Miami, Florida 33128; and with one copy being submitted beforehand to the Miami-Dade County Department of Environmental Resources Management, 701 NW 1<sup>st</sup> Court, Suite 400, Miami, Florida, 33136-3912.

A person who decides to appeal any decision made by any Board, Agency, or Commission with respect to any matter considered at its meeting or hearing, will need a record of proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

BOARD OF COUNTY COMMISSIONERS  
MIAMI-DADE COUNTY, FLORIDA

HARVEY RUVIN, CLERK

BY: \_\_\_\_\_  
Kay Sullivan, Deputy Clerk

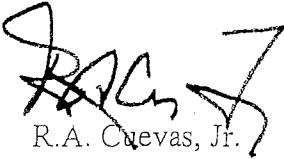


# MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

DATE: July 24, 2007

FROM:   
R.A. Cuevas, Jr.  
Acting County Attorney

SUBJECT: Agenda Item No. 5(T)

Please note any items checked.

\_\_\_\_\_ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

\_\_\_\_\_ 6 weeks required between first reading and public hearing

\_\_\_\_\_ 4 weeks notification to municipal officials required prior to public hearing

\_\_\_\_\_ Decreases revenues or increases expenditures without balancing budget

\_\_\_\_\_ Budget required

\_\_\_\_\_ Statement of fiscal impact required

\_\_\_\_\_ Bid waiver requiring County Manager's written recommendation

\_\_\_\_\_ Ordinance creating a new board requires detailed County Manager's report for public hearing

☒ \_\_\_\_\_ Housekeeping item (no policy decision required)

\_\_\_\_\_ No committee review

Approved \_\_\_\_\_ Mayor

Agenda Item No. 5(T)

Veto \_\_\_\_\_

07-24-07

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION RELATING TO AN APPLICATION BY  
TURNPIKE HOME, LLC, FOR A CLASS IV PERMIT TO  
IMPACT 16.00 ACRES OF WETLANDS TO CONSTRUCT  
SINGLE FAMILY HOMES NORTHWEST OF THE  
INTERSECTION OF SW 320<sup>TH</sup> STREET AND SW 157<sup>TH</sup>  
AVENUE IN SECTION 17, TOWNSHIP 57 SOUTH, RANGE  
39 EAST, MIAMI-DADE COUNTY, FLORIDA

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board having considered all the applicable factors contained within Section 24-48.3 of the Code of Miami-Dade County hereby approves the application by Turnpike Home, LLC, for a Class IV Permit to impact 16.00 acres of wetlands to construct single family homes, subject to the conditions set forth in the memorandum from the Director of the Miami-Dade County Department of Environmental Resources Management, a copy of which is attached hereto and made a part hereof. The issuance of this approval does not relieve the applicants from obtaining all applicable Federal, State, and local permits.

The foregoing resolution was offered by Commissioner ,  
who moved its adoption. The motion was seconded by Commissioner  
and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 24th day of July, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as  
to form and legal sufficiency. PS/MD

Peter S. Tell

By: \_\_\_\_\_  
Deputy Clerk



# ATTACHMENT A

Class IV Permit Application Form

Affidavit Of Ownership

Site Plans

Affidavits of Limited Liability Corporation

For Official Use Only: CORPS Application Number: DEP/SEWMD Application Number:	Date Received: <u>6-29-2007</u>	Application Number: <u>FW 05-082</u>
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**1. Applicant Information:**

Name: Turnpike Home, LLC  
Address: 3450 W. 84 St. #201  
Hialeah, FL  
Zip Code: 33018 Phone # 557-1233  
Email: 305 Fax # 305-8829

**2. Applicant's authorized permit agent:**

Name: Turnpike Home, LLC  
Address: 3450 W.  
Hialeah, FL  
Zip Code: 33018 Phone:   
Email:  Fax #:

**3. Location where proposed activity exists or will occur:**

SW 320 Street & SW 157 Avenue  
Street, road, or other descriptive location  
Section: 17 City of Homestead  
Township: 57 S. Incorporated city or town  
Range: 39 E. Folio Number: 10-7917-001-0150

**4. Proposed use:**

Building of SFR units  
Private Single Dwelling ☒ Commercial ☐  
Multi-Family Dwelling ☐ Agricultural ☐  
Multi-Single Family ☐ Public ☐  
Please explain: New Construction of SFR Units

**5. Description of Project (Use additional sheets, if necessary)**

Total Acreage of Wetlands to be Impacted

16 AC.

**A. Lake Excavation or Dredging:**

1. Total wetland acreage to be excavated or dredged

2.57 AC.

2. Cubic yards: Total for Project

99,500

a. Depth of excavated/dredged area

25'

b. Type of material to be excavated/dredged

Clean Fill

**B. Placement of Fill**

1. Total wetland acreage to be filled

13.43 AC.

a. Cubic yards

82,000

2. Type of material to be used

Clean Fill

3. Source of fill material to be used

Lake Excavation on site & outside source.

CONTINUED ON NEXT PAGE

## 5. Description of Project (continued)

## C. Agriculture

1. Total wetland area to be cleared and/or plowed

N/A

2. Total area to be bedded for planting

N/A

3. Type of agriculture to be conducted (check any that apply):

a. Row Crops

☐

b. Grove

☐

c. Field Nursery

☐

d. Container Nursery

☐

e. Shade House Nursery

☐

f. Other

☒ N/A

(please explain)

New Development with 88 SFR Units

4. If proposed project involves the construction of any drainage, water containment or conveyance facilities (i.e. ditches, diked areas, ponds, swales), please describe the proposed facilities:

See Plans attached

NOTE: If the project involves construction of any residential, office, storage facilities or other structures, or if the project involves the placement of a trailer on the property, separate approval from Miami-Dade County Building and Zoning Department (305-375-2500) is required:

6. Date activity is proposed to commence

A.S.A.A

Date activity is proposed to be completed

6/2009

7. Previous permits for this project (or any part thereof) have been:

A. Denied (date)

State\*

Corps\*

B. Issued (date)

C. Other (please explain)

Non-jurisdictional 3/2006

\*Differentiate between existing work and proposed work on the drawings.

8. ADDITIONAL ITEMS REQUIRED FOR APPLICATION SUBMITTAL. (Please note that, in addition to the information requested on this application form, there are several other items which must be submitted with your application. See instruction pamphlet for the additional information required for this application.)

9. AFFIDAVIT OF OWNERSHIP OR CONTROL of the property on which the proposed project is to be undertaken.

I CERTIFY THAT I AM THE RECORD OWNER, LESSEE, OR RECORD EASEMENT HOLDER OF THE PROPERTY DESCRIBED BELOW.

NOTE: Lessees must provide a signed, notarized statement from the property owner indicating that the owner has reviewed the proposed project, including all proposed plans, and has agreed to allow the proposed project to occur on his or her lands.

LEGAL DESCRIPTION OF PROPERTY SITUATED IN MIAMI-DADE COUNTY, FLORIDA  
(use additional sheets if necessary)

Hacienda Grande Estates:

A REPLAT OF PORTION OF LOT 23 AND LOTS 24 THROUGH 26 BLOCK 1 OF MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION RECORDED IN PLAT BOOK 5 AT PAGE 10 IN SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST CITY OF HOMESTEAD, FLORIDA, MIAMI-DADE COUNTY, FLORIDA.

*Jannie Coravanan*  
Signature

Jannie Coravanan  
Print Name

Managing Member of  
Turnpike Home, LLC  
Official Title

Sworn and subscribed before me at

Miami-Dade

county, this 29<sup>th</sup> day of May, 2007



Mariela Sosa  
Commission #DD329698  
Expires: Jun 16, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.

*[Signature]*  
Notary Public

My commission expires: \_\_\_\_\_

10. APPLICATION IS MADE FOR A PERMIT(S) TO AUTHORIZE THE ACTIVITIES DESCRIBED HEREIN.

- A. I authorize the agent listed in Item #2 to negotiate modifications or revisions, when necessary, and accept or assent to any requirements on my behalf.
- B. I agree to provide entry to the project site for inspectors with proper identification or documents from Miami-Dade County Department of Environmental Resources Management for the purpose of making preliminary analyses of the site. Further, I agree to provide entry to the project site for such inspectors to monitor permitted work if a permit is granted.
- C. Further, I hereby acknowledge the obligation and responsibility for obtaining all of the required state, federal or local permits before commencement of construction activities. I also understand that before commencement of this proposed project I must be granted separate permits or authorizations from the U.S. Army Corps of Engineers, the Department of Environmental Protection and the South Florida Water Management District, as necessary.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.

*Summi Chaveran*  
Signature of Applicant(s)

5/29/07  
Date

Jeannie Chaveran  
Print Name  
Managing Member of  
Tussock Home LLC  
Official Title

\_\_\_\_\_  
Signature of Applicant(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Official Title

NOTE: THIS APPLICATION MUST BE SIGNED by the person(s) who desires to undertake the proposed activity or by an authorized agent. If an agent is applying on behalf of the applicant, attach proof of authority for the agent to sign and blind the applicant.

NOTICE TO PERMIT APPLICANTS

This is a Class IV Permit Application; It is **NOT** A Class IV Permit! You Must Obtain ALL Required Local, State, and Federal Authorizations or Permits **BEFORE** Commencing work!!

Revised 6-7-07

**AFFIDAVIT OF MEMBERS, MANAGING MEMBERS,  
AND MANAGERS OF FLORIDA LIMITED LIABILITY COMPANY**

WE, (Print full name(s) and all title(s) of person(s) or entity(s) in the following spaces; if more space needed print additional names and title(s) on separate paper marked as Exhibit A and attach Exhibit A to this Affidavit; the list of names and titles shall include all names on the list required by Section 608.4101(1)(a), Fla. Stat. (2004), as same may be amended from time to time)

Full name

Title(s)

NELSON BRAVERAN

MANAGING MEMBER

CRISTINA BRAVERAN

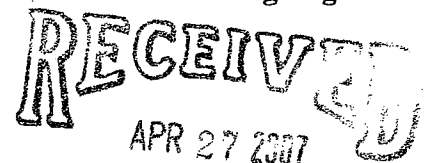
MANAGING MEMBER

JEANNIE BRAVERAN

MANAGING MEMBER

hereby swear or affirm that :

1. The foregoing persons or entities set forth above and on Exhibit A, if applicable, which Exhibit A is attached hereto and incorporated herein by reference hereto, constitute and are all of the Members, Managing Members, and Managers, as those terms are defined in Section 608.402, Fla. Stat.(2004), as same may be amended from time to time, of the Florida Limited Liability Company known as TURNPIKE HOME, LLC (Print name of the Florida Limited Liability Company as the name appears in the Articles of Organization currently filed with the Secretary of State of the State of Florida);
2. There are no Members, Managing Members or Managers of the aforesaid Florida Limited Liability Company other than the persons or entities set forth above and on Exhibit A, if applicable.
3. There are no provisions in any Articles of Organization of the aforesaid Florida Limited Liability Company or in any operating agreement, written or oral, of the aforesaid Florida Limited Liability Company, as those terms are defined in Section 608.402, Fla. Stat.(2004), as same may be amended from time to time, which prohibit, restrict or limit in any way or in any manner the execution of the instrument or document attached hereto and incorporated herein by reference hereto, to wit, CLASS II WETLAND PERMIT APPLICATION (Print the title of the instrument or document) by any of the foregoing #FW-05-082 persons or entities set forth above and on Exhibit A, if applicable, for and on behalf of the aforesaid Florida Limited Liability Company and to bind and obligate the aforesaid Florida Limited Liability as set forth in the foregoing instrument or document.



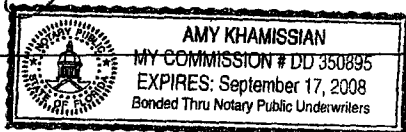
4. All of the foregoing persons or entities set forth above and on Exhibit A, if applicable, are authorized by the foregoing Florida Limited Liability Company, to execute the instrument or document attached hereto and incorporated herein by reference hereto, to wit, CLASS II WETLAND PERMIT APPLICATION (Print the title of the instrument or document) for and on behalf of the #FW-05-08 aforesaid Florida Limited Liability Company and to bind and obligate the aforesaid Florida Limited Liability Company as set forth in the foregoing instrument or document.
5. All of the provisions of this Affidavit shall be construed in accordance with the laws of the State of Florida.

*[Signature]*  
Signature

MANAGING MEMBER OF  
Title(s) TURNPIKE HOME, LLC

Sworn to and subscribed before me this 17 day of APRIL, 2007 (year) by JEANNIE GRAVERAN (print name legibly), who is personally known to me or who has produced \_\_\_\_\_ (type of identification).

*[Signature]* (Signature of Notary Public)



(Print, type or stamp name of notary public)

(Add additional Signature, Title(s), and Notary Public areas for all other LLC Members, Managing Members, and Managers, as Exhibit A)

*[Signature]*  
JEANNIE GRAVERAN  
MANAGING MEMBER OF TURNPIKE HOME, LLC

*[Signature]*  
NELSON GRAVERAN  
MANAGING MEMBER OF TURNPIKE HOME, LLC

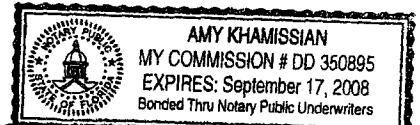
*[Signature]*  
CRISTINA GRAVERAN  
MANAGING MEMBER OF TURNPIKE HOME, LLC

**RECEIVED**  
APR 27 2007

DERM  
Environmental Resources Regulation Division

*[Signature]*  
NOTARY SIGNATURE(S)

SEAL:



CITY OF MIAMI-DADE  
STATE OF FLORIDA

SWORN AND SUBSCRIBED BEFORE ME THIS 17 DAY OF APRIL 2007, BY JEANNIE GRAVERAN, NELSON GRAVERAN, AND CRISTINA GRAVERAN AS MANAGING MEMBERS OF TURNPIKE HOME, LLC, WHO ARE PERSONALLY KNOWN TO ME.

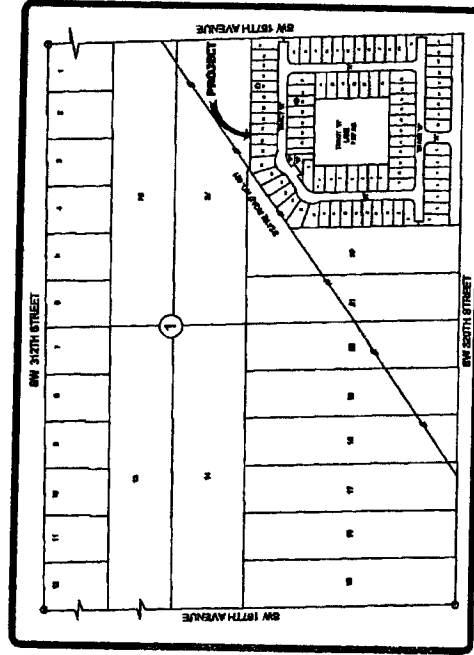
# HACIENDA GRANDE ESTATES PAVING, GRADING, DRAINAGE MARKING & SIGNAGE PLANS.

## GENERAL NOTES:

1. All materials and labor under the project shall conform to City of Homestead Public Works, D.C.M.
2. Standards and Specifications shall be based on N.C.V. (1929).
3. Underdrain utility information is taken from the best available sources, but should be verified by the contractor. If the contractor has any doubts as to the accuracy of the information, he should contact the City of Homestead Public Works Department.
4. Any apparent discrepancies in the plans and field conditions shall be brought to the attention of the Engineer before proceeding with the work.
5. Contractor shall notify the Owner's representative and Engineer if any condition encountered is unsuitable for construction.
6. The Contractor shall restore all areas disturbed by this construction to a condition equal to or better than that existing prior to construction.
7. Specifications shall conform to the City of Homestead Public Works Department Standards and Specifications.
8. Erosion and Sedimentation Best Management Practices (BMP's) shall be incorporated during construction. All runoff shall be contained on site. If discharge is required, it shall be contained in a discharge point. SW areas shall be placed around of disturbed areas.
9. The sub-grade shall be stabilized to a minimum LBR of 40.
10. The sub-grade shall be processed in one course to a depth of 12" below the fine-rock base material. The sub-grade shall be compacted to a minimum of 98 percent of the modified proctor maximum dry density (ASTM D-1557).
11. The finished base shall be compacted to a density of not less than 98 percent of the maximum compacted density under ASTM D-1557 Specification T900-74, and shall be a minimum depth of 8" after compaction.
12. Asphalt concrete mix shall be central plant hot mix, and shall be FDOT Type S-1.
13. The pavement shall be 1" thick minimum after compaction, constructed in one course, compacted and be to 98% of design density as determined by ASTM D1559-78 test method for Resilience. Plastic Flow of Bituminous Mixtures using Marshall Apparatus.
14. Bottom of perforated pipe shall be at minimum elevation of 3.20 M.G.V.D. as per NC-2.2.
15. Miami-Dade County Flood District 5.70' N.C.V.D.

## UNDERGROUND CONTRACTOR:

1. Underground Contractor shall comply with the Florida Safety Act, HB 3163, Florida Statutes, which incorporates all rules and regulations of the Department of Transportation.
2. USMA Standard 20 C.E.R. Part 80, Subpart P, Excavation and Trenching.
3. Contract bids for trench excavation shall include reference to the safety standards, written assurance of compliance, and a separate item identifying the cost of compliance.
4. Adhere to any special shoring requirements of the state or other governmental subdivision.
5. Engineer is not responsible for the safety of the Excavation or Design and Construction of any shoring.



## LOCATION MAP

SCALE: 1" = 300'

## LEGAL DESCRIPTION

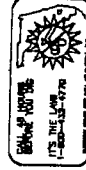
LOTS 23 THROUGH 26, BLOCK 1, MIAMI LAND AND DEVELOPMENT COMPANY, RECORDED IN PLAT BOOK 3 AT PAGE 19, IN SECTION 17, TOWNSHIP 57 SOUTH, RANGE 30 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHWEST CORNER OF LOT 23, THENCE SOUTH 188.33 FEET; THENCE NORTH EASTERLY 330.12 FEET; THENCE WEST 277.84 FEET TO THE POINT OF BEGINNING.

## INDEX OF SHEETS:

SHEET No:	TITLE OF DRAWING
1 of 4	COVER SHEET
2 of 4	PAVING, GRADING & DRAINAGE PLAN.
3 of 4	MARKING, SIGNAGE PLAN.
4 of 4	PAVING, DRAINAGE, MARKING & SIGNAGE DETAIL PLAN.

## ENGINEER NOTES:

- 1) All work shall be performed in accordance with the requirements, specifications and standards of the City of Homestead Public Works Department and D.E.R.M.
- 2) These plans have been prepared with the best information available to the engineer. The Engineering Contractor shall notify the "UNDERGROUND UTILITIES INFORMATION CENTER OF FLORIDA", Phone No. 1-800-432-4770, and the Florida Power & Light Co., 48 hours prior to start of excavation and/or construction. If any conditions are encountered to the extent that a "Field Review" is required, Engineer must be notified immediately.
- 3) Deviations from the approved plans shall not be permitted by the Engineering Contractor without the written consent of the Engineer of Record, and the City of Homestead Public Works Department.
- 4) All existing structures and utilities shall be protected at all times during excavation and construction. Neither the Engineer or the Owner / Developer shall be responsible for damages resulting from the Engineering Contractor's failure to properly protect existing structures and utilities (above and below ground), or surface features disturbed during construction. The Engineering Contractor shall be responsible for the restoration of all structures and utilities disturbed during construction. Public Works Dept. Standards and Specifications shall be followed as directed by the Engineer / Inspector.
- 5) Services connected with job safety are not part of this plan / contract.

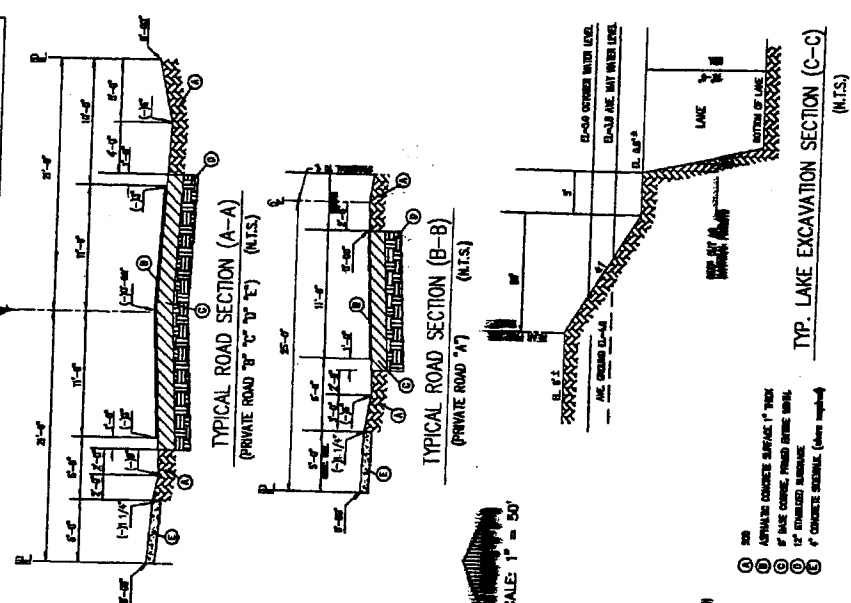
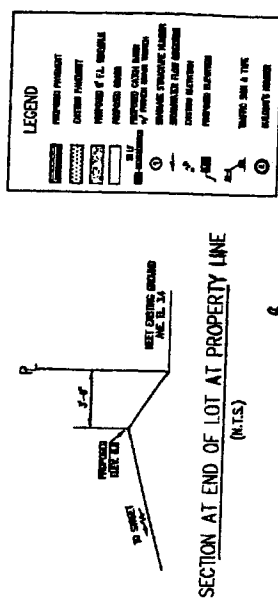
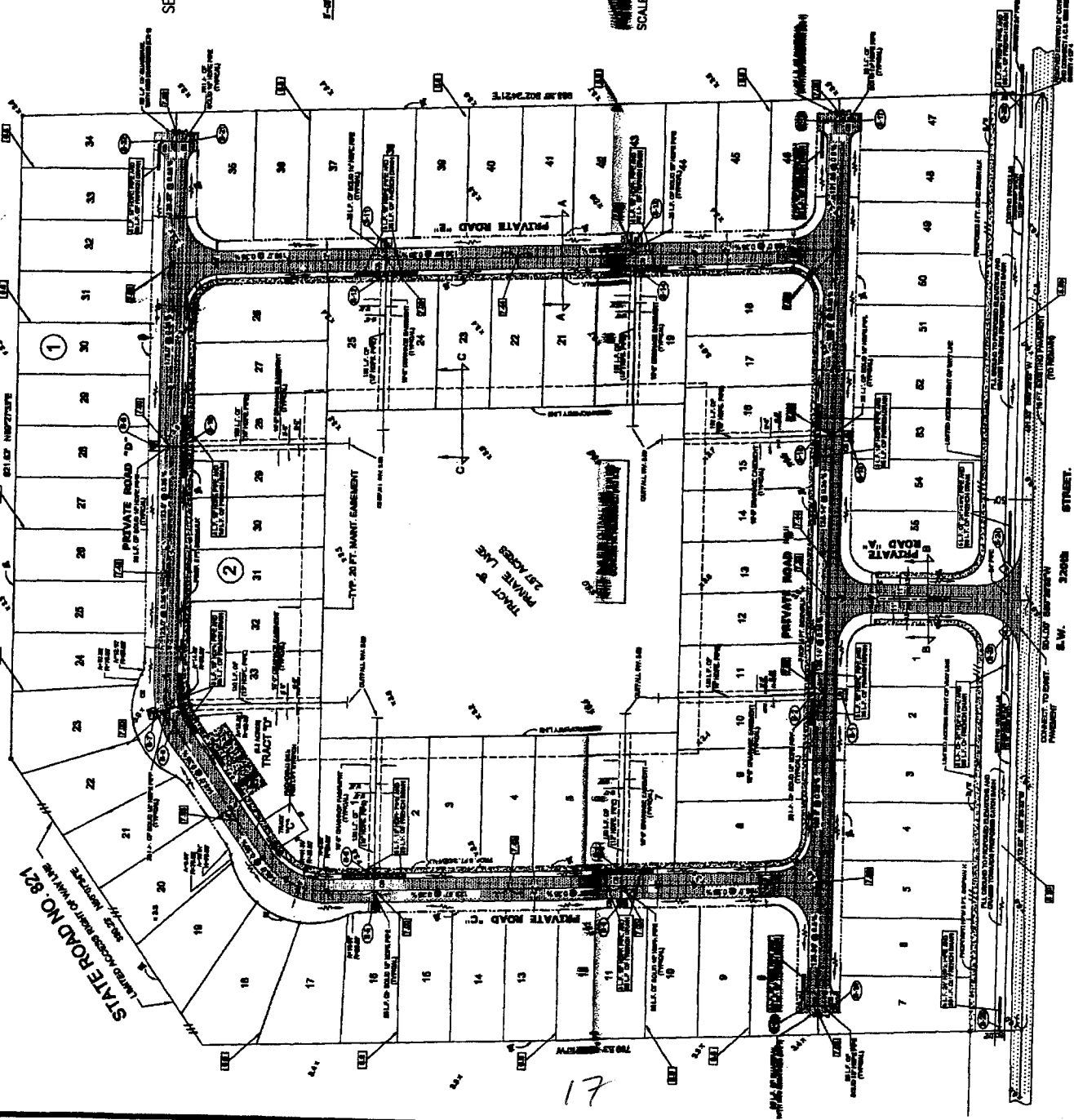


ROBERTO N. RUIZ P.E.  
CONSULTING ENGINEER P.A.  
9107 PARK BLVD. MIAMI, FLA. 33128  
(305) 554-7777

## HACIENDA GRANDE ESTATES LOCATION MAP & NOTES.

DATE: 03/14/03	JOB NO. 7-2002	FIELD NO. 145	SHEET 1-4
SCALE: HORIZONTAL: 1" = 300' VERTICAL: N/A	PLAT: 19		





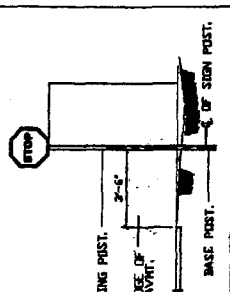
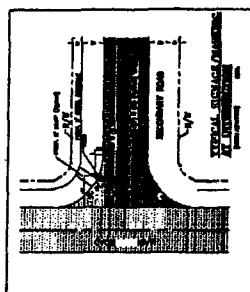
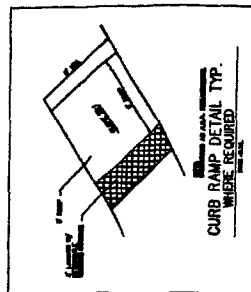
NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 8.00 OR 8" ABOVE AVERAGE CROWN OF ROAD, WHICH EVER IS HIGHER

**ROBERTO N. RUIZ P.E.**  
CONSULTING ENGINEER P.A.  
8101 PARK BLVD. MIAMI, FLA. 33128  
(305) 554-7777

**HACIENDA GRANDE ESTATES  
PAVING, GRADING AND DRAINAGE  
PLAN.**

DATE: 03/14/08	JOB NO. 7-2012	FIELD BKC.	FIELD	DATE/NAME
HORIZONTAL: AS SHOWN		PLOT:		
VERTICAL: N/A		SHEET 24		



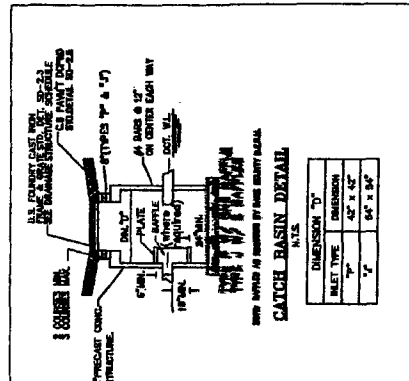
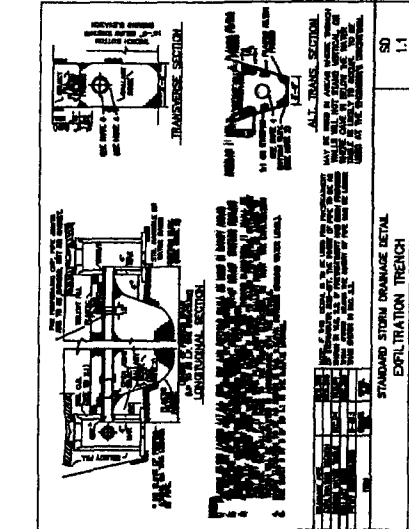
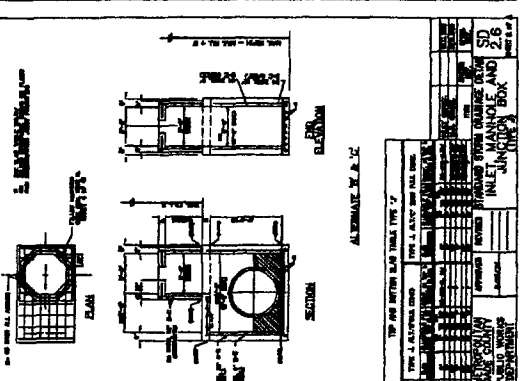
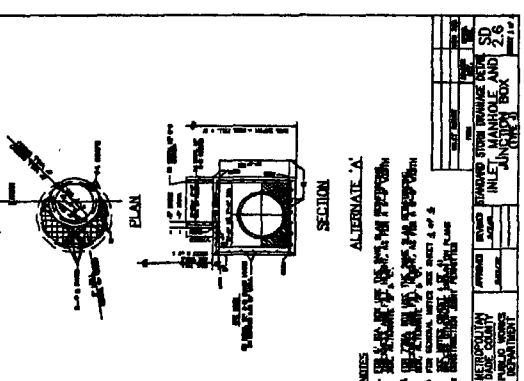
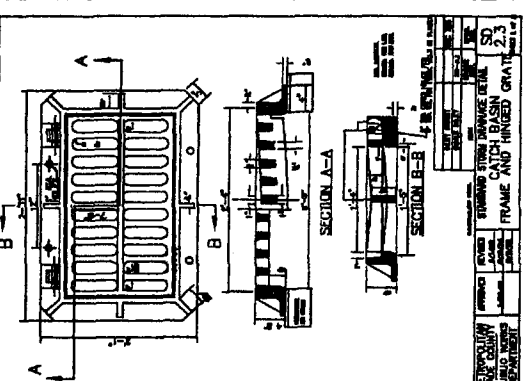
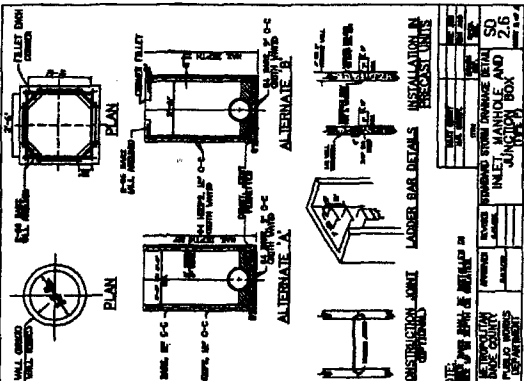
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**NOTE: C.B. WITH POLLUTION CONTROL STRUCTURES**

**ROBERTO N. RUIZ P.E.**  
CONSULTING ENGINEER P.A.  
5101 PARK BLVD. MIAMI, FLA. 33126

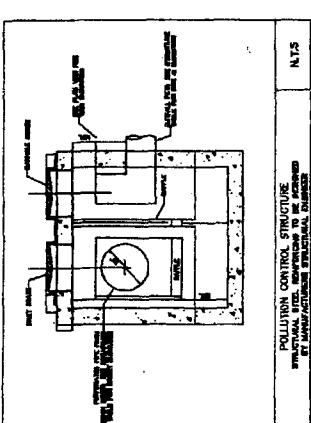
**CIENDELA GRANDE ESTATES  
PAVING, GRADING, DRAINAGE  
MARKING & SIGNAGE  
DETAILS PLAN.**

DATE	03/14/06	JOB NO.	7-2012	FIELD ON.	FILE	DETAILS
HORIZONTAL	N.T.S.	PLATE				
VERTICAL	N/A					SHEET 4-4



**TRAFFIC GENERAL NOTES.**

- [illegible]



19



3450 West 84 Street  
Suite 201  
Hialeah, FL 33018

Construction & Development  
of Fine Homes

(305) 557-1253  
Fax (305) 362-8629  
Hours: Monday Thru Friday  
7:30 to 4:30

Permit Applicant/ Authorized Agent Statement

Date: May 29<sup>th</sup> 2007

To:


Miami Dade County DERM  
Wetland Resource Section  
701 NW 1<sup>st</sup> Court  
Miami, FL 33136

RE: Class IV Short/ Standard Form Application Number FW 05-082, for Turnpike Home, LLC for the filling of 13.43 acres and the excavation 2.57 acres of jurisdictional wetlands for the new construction of single family homes. (insert description of proposed work)

By the attached Class IV Standard Form permit application with supporting documents, I Jeannie Graveran (insert name), am the permit applicant / permit applicant's authorized agent (circle one) and hereby request permission to perform the following: the filling of 13.43 acres and the excavation 2.57 acres of jurisdictional wetlands for the new construction of single family homes (describe proposed work). I understand that a Miami-Dade County Class IV Standard Form Permit is required to perform this work.

If approval is granted for the work by the Board of County Commissioners, complete and detailed plans and calculations of the proposed work shall be prepared by an engineer registered/licensed in the State of Florida in accordance with the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. Said plans and calculations shall be subject to the review and approval of the Department of Environmental Resources Management. The permit applicant will secure the services of an engineer registered/licensed in the State of Florida to conduct inspections throughout the construction period, and said engineer shall prepare all required drawings of record.

Respectfully submitted,

  
Jeannie Graveran, Permit Applicant

Managing Member of Turnpike Home, LLC

ROBERTO N. RUIZ, P. E.  
Consulting Engineer, P. A.  
8101 Park Blvd  
Miami, FL 33126  
PHONE: (305) 554-7777  
FAX: (305) 220-9690

Engineer Letter of Certification

Note: Please insert applicable Information

Miami-Dade County DERM  
Wetland Resources Section  
701 NW 1<sup>st</sup> Court  
Miami, Florida 33136

RE: Class IV Short/ Standard Form Application Number FW 05-082, for Turnpike Home, LLC for the filling of 13.43 acres and the excavation 2.57 acres of jurisdictional wetlands for the new construction of single family homes. (insert description of proposed work)

Ladies and Gentlemen:

This letter will certify that I am an engineer registered/ licensed in the State of Florida, qualified by education and experience in the area of construction, and that to the best of my knowledge and belief, the proposed work does not violate any laws of the State of Florida or any provision of the Code of Miami Dade County which may be applicable, that diligence and recognized standard practices of the engineering profession have been exercised in the engineer's design process for the proposed work, and in my opinion based upon my knowledge and belief, the following will not occur:

- a. Harmful obstruction or undesirable alteration of the natural flow of the water within the area of the proposed work.
- b. Harmful or increased erosion, shoaling of channels or stagnant areas of water (Not applicable to Class IV Permits)
- c. Material injury to adjacent property.
- d. Adverse environmental impacts from changes in water quality or quantity (Applicable to Class IV Permits only)

Further, I have been retained by the applicant to provide inspections throughout the construction period and prepare a set of reproducible record prints of drawings showing changes made during the construction process based upon the marked-up prints, drawings, and other data furnished by the contractor to me.

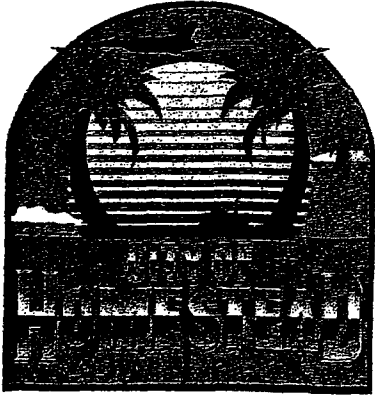
  
Roberto Ruiz, P.E.  
P.E. # 10778

ATTACHMENT C

Zoning Approval Letter

DERM Water Control's Cut & Fill Approval

Mitigation Acceptance Letter



**CITY OF HOMESTEAD, FLORIDA**

790 N. HOMESTEAD BOULEVARD • HOMESTEAD, FLORIDA 33030  
TELEPHONE: (305) 224-4400 • WEBSITE: [www.cityofhomestead.com](http://www.cityofhomestead.com)

ROSCOE WARREN, *Mayor*  
STEVEN D. LOSNER, *Vice-Mayor*  
CURTIS K. IVY, JR., *City Manager*

*COUNCIL MEMBERS:*  
LYNDA BELL  
AMANDA S. GARNER

NORMAN L. HODGE, JR.  
JEFFREY D. PORTER  
JUDY WALDMAN

April 19, 2007

Turnpike Home, LLC  
3450 West 84 Street, Suite 201  
Hialeah, FL 33018

Re.: Class IV Permit Application for Turnpike Home, LLC FW 05-082 for the filling of 13.43 acres and the excavation 2.57 acres of jurisdictional wetlands for the new construction of single family homes.

To Whom It May Concern:

Hacienda Grande development in the City of Homestead, as approved, complies with all current municipal zoning laws established in the City of Homestead.

The proposed usage of the property upon which the proposed work would occur does not violate any zoning law applicable to the area of the proposed work.

If you need additional information, please feel free to contact me at (305) 224-4512

Sincerely,

Fran Schwartz,  
Planning & Zoning Administrator

RECEIVED  
APR 27 2007

DERM  
Environmental Resources Regulation Division

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## MEMORANDUM

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TO: Janet Gil, Biologist  
Wetlands Resources Section

DATE: May 25, 2007

FROM: Walid Abusad, Engineer II  
Water Control Section

SUBJECT: Turnpike Home, LLC.  
Sec 17-57-39

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The subject property located approximately at S.W. 157 Avenue, and S.W. 320 Street, in Section 17 Township 57S-Range 39E, is not within an area of Fill Encroachment Requirements; therefore, Cut and Fill approval is not required from the Water Control Section.

If you have additional questions, please advise.





**EVERGLADES**  
MITIGATION BANK

April 10, 2007

Nelson Graveran  
Turnpike Home, LLC  
3450 West 84th Street, Suite 201  
Hialeah, Florida 33018

**Re: Everglades Mitigation Bank Credit Reservation:  
Miami-Dade County DERM Permit Application No. FW-05082  
Hacienda Grande Project**

Dear Mr. Graveran:

Please be advised that the Everglades Mitigation Bank (the "EMB") has reserved the 2.13 Freshwater Herbaceous mitigation credits necessary to offset the unavoidable wetland impact for the above referenced project. Phase II of the EMB has a signed Mitigation Banking Instrument acknowledged by both FDEP and USACE and sufficient credits are currently available on the EMB ledger to offset the proposed impacts. The EMB acknowledges receiving a deposit for the above referenced credits.

Please contact me at 561-691-2889 for any additional information or questions regarding this matter.

Regards,

Joseph R. Sicbaldi  
Asset Management

cc: file

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## ATTACHMENT D

### Adjacent Property Owner's List

RENAISSANCE  
730 NW 107 AVE  
MIAMI FL 33172

RENAISSANCE  
730 NW 107 AVE  
MIAMI FL 330172

RENAISSANCE  
730 NW 107 AVE  
MIAMI FL 33172

JIC ENTERPRICE INC  
P O BOX 562380  
MIAMI FL 33256-2380

RICHARD T ALGER  
PO BOX 1253  
HOMESTEAD FL 33090-1253

GLENDA DAVIS TR &  
BRENDA WEBB  
16200 SW 200 ST  
MIAMI FL 331887-2805

SOUTHERN HOMES OF  
MIAMI INC  
12900 SW 128 ST #201  
MIAMI FL 33186

SEMINOLE ACQUISITION CORP  
5709 NW 158 ST  
MIAMI LAKES FL 33014

TROPICAL GARDENS  
HOLDING II  
13 SW 7 ST  
MIAMI FL 33013

IRA MILLER & W ROSALYN  
213 GLEN ST  
GLEN COVE NY 11542

SOUTH FLORIDA WATER  
MNGM DISTRICT  
3301 GUN CLUB DR  
P O BOX 24680  
WEST PALM BEACH FL 33416

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# ATTACHMENT E

## Project Report

PROJECT REPORT

CLASS IV PERMIT APPLICATION NO. FW05-082

Turnpike Home, LLC

June 27, 2007

Staff's recommendation of approval for the above-referenced project is based upon the applicable evaluation factors set forth in Section 24-48.3, Code of Miami-Dade County. The following is a summary evaluation of the proposed project with respect to each applicable evaluation factor:

1. Potential Adverse Environmental Impact –The proposed project will result in an adverse environmental impact to 16.00 acres of wetlands. No mitigation for adjacent secondary impacts was required due to the fact the surrounding properties are either upland or currently undergoing the wetlands permitting process. However, the mitigation, as set forth in Number 14 below, will compensate for the loss of wetland values associated with the proposed project.
2. Potential Cumulative Adverse Environmental Impact – The proposed project is not reasonably expected to result in potential cumulative adverse environmental impacts. However, the mitigation, as set forth in Number 14 below, will compensate for the loss of wetland values associated with the proposed project within the subject property.
3. Hydrology - The proposed project as designed, is not reasonably expected to adversely affect surface water drainage or retention of stormwater.
4. Water Quality – The proposed project as designed is not reasonably expected to adversely affect water quality.
5. Wellfields – The proposed project is not within a wellfield protection area.
6. Water Supply – The proposed project is not reasonably expected to adversely affect any water supply.
7. Aquifer Recharge – The proposed project is not reasonably expected to adversely affect aquifer recharge.
8. Aesthetics - The proposed project is designed to be aesthetically compatible with the surrounding area.
9. Navigation – Not applicable.
10. Public Health - The proposed project is not reasonably expected to adversely affect the public health.
11. Historic Values – The proposed project is not reasonably expected to adversely affect historic values.
12. Archaeological Values - No known archaeological site is located within the boundaries of this application.

13. Air Quality – The proposed project is not reasonably expected to adversely affect air quality.
14. Marine and Wildlife Habitats - The proposed project will result in the excavation of 2.57 acres of wetlands and the dredging and filling of 13.43 acres of wetlands to construct single family homes. The subject site has a long-standing row crop agricultural operation with row crops planted within highly degraded wetlands. Compensatory mitigation for the ecological impacts related to the removal of wetland plant communities will be accomplished by purchasing 2.13 herbaceous wetland mitigation credits in the Everglades Mitigation Bank, owned and managed by Florida Power & Light Company. The Everglades Mitigation Bank Wetland Restoration and Enhancement Project has enhanced wetlands in the South Dade Wetland Basin by removing exotic vegetation, replanting with native species, restoring filled areas to natural wetland grade, and through the implementation of a fire management program. The mitigation funds will be paid prior to the issuance of the Class IV Permit.
15. Wetland Soils Suitable for Habitat - The proposed project will result in the permanent removal of wetland soils. However, the mitigation, as set forth in Number 14 above, will result in the enhancement of existing wetland habitat and soils by restoring appropriate wetland elevations and removing exotics, thereby promoting re-vegetation with native wetland plant species and soil-vegetative interactions.
16. Floral Values - The proposed project will impact highly degraded herbaceous wetlands. However, the mitigation, as set forth in Number 14 above, will provide for the establishment of native wetland vegetation appropriate for promoting the natural ecosystem.
17. Faunal Values - The proposed project will disturb native wildlife habitat. However, the mitigation, as set forth in Number 14 above, will provide for high quality habitat for native fauna.
18. Rare, Threatened and Endangered Species – The proposed project is not reasonably expected to result in adverse impacts to rare, threatened or endangered species.
19. Natural Flood Damage Protection - The water management features of the project have been reviewed by DERM's Water Control Section and are in compliance with DERM's cut and fill criteria for this area (see attachment C). The proposed project is not reasonably expected to adversely affect natural flood damage protection.
20. Wetland Values – The proposed project will result in an adverse impact to 16 acres of wetlands. However, the mitigation, as set forth in Number 14 above, will compensate for the loss of wetland values associated with the proposed project.

21. Land Use Classification - The City of Homestead Department of Planning and Zoning has determined the proposed usage does not violate any zoning law applicable to the area of the proposed work. (See Attachment C)
22. Recreation – The proposed project is not reasonably expected to adversely affect recreational values.
23. Other Environmental Values Affecting the Public Interest – There are no other known environmental values affecting the public interest.
24. Standard Construction Procedures and Practices and Design and Performance Standards - The proposed project complies with the standard construction procedures and practices and design and performance standards of the applicable portions of the following:  
  
Miami-Dade County Public Works Manual  
Biscayne Bay Management Plan (Section 33D-1 through 33D-4)  
Chapter 33B of the Code of Miami-Dade County
25. Comprehensive Environmental Impact Statement (CEIS) - In the opinion of the Director, the proposed mitigation plan will compensate for the loss of wetland values associated with the proposed project. As such, a CEIS was not required by DERM to evaluate the proposed project.
26. Conformance with All Applicable Federal, State, and Local Laws and Regulations – The proposed project is in conformance with the following applicable State, Federal and local laws and regulations:
  - a) United States Clean Water Act (US Army Corps of Engineers and US Environmental Protection Agency)
  - b) Federal Endangered Species Act (US Fish & Wildlife Service)
  - c) Florida Department of Environmental Protection Regulations
  - c) Chapter 24 of the Code of Miami-Dade County
  - d) Rules of the South Florida Water Management District
  - e) Basis of Review for Surface Water Management Permit Applications Within the South Florida Water Management District



27. Conformance with the Miami-Dade County Comprehensive Development Master Plan (CDMP) – In the opinion of DERM, the proposed land use conforms with the CDMP. Specifically, the proposed project complies with the following CDMP Elements and Policies:

LAND USE ELEMENT:

Objective 1 – Growth management - The proposed project is generally consistent with the goals, objectives and policies contained in the Conservation, Aquifer Recharge and Drainage Element.

Objective 3/Policies 3B, 3C - Protection of natural resources and systems - The proposed project is consistent with all applicable environmental regulations, as well as all other elements of the CDMP. The proposed project is compatible with surrounding land uses and does not involve development in the Big Cypress area of Critical State concern or the East Everglades.

CONSERVATION, AQUIFER RECHARGE AND DRAINAGE ELEMENT:

Objective 2/Policy 2A – Protection of ground and surface water resources - The proposed project adheres to all relevant stormwater management criteria.

Objective 3/Policies 3A, 3B, 3D - Wellfield protection area protection - The proposed project is not within a wellfield protection area.

Objective 3/Policy 3E - Limestone mining within the area bounded by the Florida Turnpike, the Miami-Dade/Broward Levee, N.W. 12 Street and Okeechobee Road - The proposed project is not located within the above described or referenced area.

Objective 4/Policies 4A, 4B, 4C - Water storage, aquifer recharge potential and maintenance of natural surface water drainage - The proposed project is not reasonably expected to adversely affect water storage, aquifer recharge potential, or natural surface water drainage.

Objective 5/Policies 5A, 5B, 5F - Flood protection and cut and fill criteria - The water management features of the proposed project have been reviewed by DERM's Water Control Section and are in compliance with DERM's cut and fill criteria for this area.

Objective 6/Policy 6A - Areas of highest suitability for mineral extraction - The proposed project is not located in an area proposed or suitable for mineral extraction.

Objective 6/Policy 6B - Guidelines for rock quarries for the re-establishment of native flora and fauna – Not applicable.

Objective 6/Policy 6D - Suitable fill material for the support of development – The proposed project will not cause premature urban encroachment. The proposed project must use suitable fill material in order to meet the requirements of Chapter 24 of the Code of Miami-Dade County.

Objective 7/Policy 7A - No net loss of high quality, relatively unstressed wetlands – The wetlands associated with this project are not high quality. The loss of wetland values associated with the proposed project will be mitigated as set forth in Number 14 above.

Objective 9/Policies 9A, 9B, 9C - Protection of habitat critical to Federal or State-designated threatened or endangered species - The proposed project is not expected to affect any rare, threatened, or endangered species.

28. Conformance with Chapter 33B, Code of Miami-Dade County (East Everglades Zoning Overlay Ordinance) – The proposed project is not within the East Everglades Zoning overlay area.
29. Conformance with Miami-Dade County Ordinance 81-19 (Biscayne Bay Management Plan) – The proposed project is not within the area of the Biscayne Bay Management Plan.
30. Conformance with Manatee Protection Plan – Not applicable.
31. Consistency with Miami-Dade County Criteria for Lake Excavation – Not applicable.
32. Municipality Recommendation – The City of Homestead Planning and Zoning Department has determined the proposed work does not violate any zoning law applicable to the area of the proposed work. (See Attachment C).
33. Coastal Resources Management Line – Not Applicable.
34. Maximum Protection of a Wetland's Hydrological and Biological Functions Through Adherence to the Following Fill Limitations:
  - i) Placement of the minimum fill necessary to provide for the land usage alternative which results in the least adverse environmental impact and the least cumulative adverse environmental impact – The proposed project uses the minimum amount of fill necessary to provide for the proposed land usage alternative.
  - ii) Placement of temporary fill pads and fill roads for the purpose of conducting rockmining. - Not applicable.

The proposed project was also evaluated for compliance with the minimum required standards contained in Section 24-48.3 (2), (3), and (4) of the Code of Miami-Dade

County. The following is a summary of the proposed project's compliance with said standards:

24-48.3 (2) Dredging or Filling for Class I Permit - Not applicable.

24-48.3 (3) - Not applicable.

24-48.3 (4) Clean Fill in Wetlands - The proposed project involves the placement of clean fill material only.

24-48.3 (6) Basin B Fill Criteria - Not applicable.

### SUMMARY

BASED ON THE FOREGOING, IT IS RECOMMENDED THAT A CLASS IV PERMIT BE APPROVED.

 6-29-07

Matthew Davis, Manager  
Wetland Resources Section

 6.29.07

For Janet Gil, Biologist II  
Wetland Resources Section